115.0	0002	0041.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,800 / 697,800
					USE VALUE:	697,800 / 697,800
					ASSESSED:	697,800 / 697,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI DONATO LOUIS/FRANCHINO/JOHN	
Owner 2:	DI DONATO ORLANDO/FLORENZO/	
Owner 3:	DI DONATO ANTONIO	
Street 1:	197 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .31 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1865, having primarily Asbestos Exterior and 2022 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

Probably

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13524.000	206,500		491,300	697,800
Total Card	0.310	206,500		491,300	697,800
Total Parcel	0.310	206,500		491,300	697,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.10 | /Parcel: 345.10

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

73985

GIS Ref

GIS Ref

Insp Date

09/06/18

!8957!

PREVIOUS ASSESSMENT

Parcel ID 115.0-0002-0041.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	206,500	0	13,524.	491,300	697,800		Year end	12/23/2021
2021	101	FV	200,100	0	13,524.	491,300	691,400		Year End Roll	12/10/2020
2020	101	FV	200,600	0	13,524.	491,300	691,900	691,900	Year End Roll	12/18/2019
2019	101	FV	159,400	0	13,524.	498,300	657,700	657,700	Year End Roll	1/3/2019
2018	101	FV	161,500	0	13,524.	372,000	533,500	533,500	Year End Roll	12/20/2017
2017	101	FV	161,500	0	13,524.	336,900	498,400	498,400	Year End Roll	1/3/2017
2016	101	FV	161,500	0	13,524.	322,900	484,400	484,400	Year End	1/4/2016
2015	101	FV	152,300	0	13,524.	273,700	426,000	426,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:13:20

LAST REV

Date	Time
11/30/18	08:50:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8957

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11520-743		6/11/1968		99	No	No		Maria Teresa Di Donato dod 10/3/1987

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2006	556	Re-Roof	6,750					

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Meas/Inspect	BS	Barbara S
12/2/2008	Meas/Inspect	163	PATRIOT
1/24/2001	Inspected	PM	Peter M
10/24/2000	Hearing Chag	163	PATRIOT
2/8/2000	Meas/Inspect	264	PATRIOT
2/26/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13524		Sq. Ft.	Site		0	70.	0.52	5			Ledge	-15					491,304						491,300	

Total AC/HA:	0.31047	Total SF/SM:	13524	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	491,304	Spl Credit		Total:	491,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1865	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Poor
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Poor
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	48.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	48.1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23430717
Const Adj.:	0.91076893
Adj $ / SQ:	146.142
Other Features:	67250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397911
Depreciation:	191395
Depreciated Total:	206516

COMMENTS

SINK ON SFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

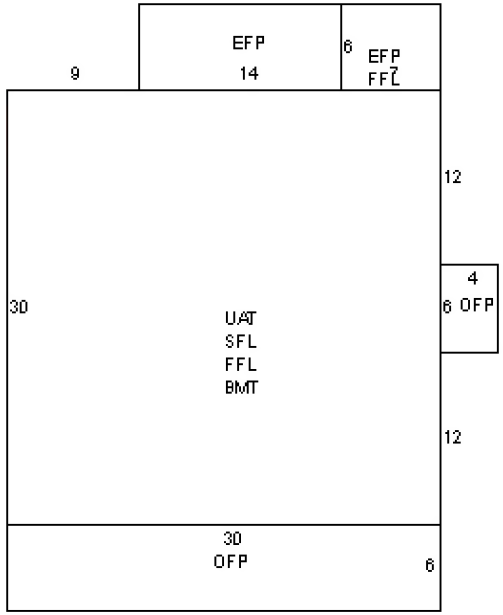
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.14
Special Features:	0	Val/Su Net:	63.50
Final Total:	206500	Val/Su SzAd	114.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	942	146.140	137,666
BMT	Basement	900	43.840	39,458
SFL	Second Floor	855	146.140	124,951
UAT	Upper Attic	225	81.840	18,414
OFP	Open Porch	204	22.390	4,568
EFP	Enclos Porch	126	44.470	5,604

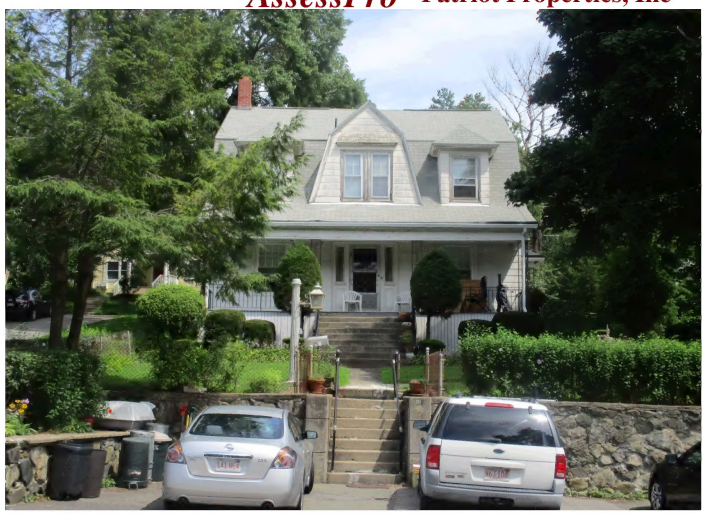
Net Sketched Area:	3,252			Total:	330,661
Size Ad	1797	Gross Area	3972	FinArea	2022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0041.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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